

ATXI has been unsuccessful in obtaining an easement from the Estate of J. Michael Dunlap. The Estate owns one parcel, internally designated as A\_ILRP\_KS\_ED\_148\_ROW located along the Kansas to Sugar Creek segment of the Project in Edgar County, Illinois. As summarized on ATXI Exhibit 2.1, ATXI has contacted, or attempted to contact, Mr. Dunlap or his estate on 31 occasions, including 6 letters, 1 in-person meetings, 8 phone calls, and 16 voicemails. Mr. Dunlap passed away in November of 2015.

ATXI presented its offer over the phone to Mr. Dunlap on November 14, 2013 per the owner's preference. During this call, Mr. Dunlap informed the agent that he is very much against the transmission line, a position Mr. Dunlap maintained throughout negotiations. Mr. Dunlap refused to engage in substantive negotiations and never willingly allowed ATXI to survey his property. In April of 2014, in response to a letter from ATXI, Mr. Dunlap stated that ATXI's offer was ridiculous and that unless they paid him a sum of approximately 13 times the current offer, ATXI could not enter his property without a fight.

In November of 2015, Mr. Dunlap passed away. In December of 2015, the agent attempted to contact the executrix of the estate, however, she was unwilling to discuss the easement before speaking with an attorney and the other executor. She informed the agent that she would call him when she was ready to discuss the easement. As of April 11, 2016, she has not contacted the agent, and has not responded to the agent's voicemail messages.

Negotiations began over two years ago; however, Mr. Dunlap refused to engage in negotiations and his Estate appears to have the same position. ATXI will continue to negotiate with the Estate to the extent it is willing to engage in negotiations with ATXI. However, a voluntary agreement in a time frame supportive of this line segment's in-service date is unlikely, and therefore ATXI requests eminent domain authority over this parcel.

**Agent Checklist with Landowner**

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent 09-06-13 ☒
2. Initial appointment set for 11-14-13 ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter: ☒
  - a. Ask if the landowner read 14 days letter
  - b. Does landowner have any questions regarding letter:

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7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
  - a. Provide Fact Sheet about the project
  - b. Provide landowner copies of:
    - i. Small scale map of the project
    - ii. Sketch and description of type of facilities/structures
    - iii. Approximate location of facilities
    - iv. Option for Easement including exhibit showing length and width of the easement area
    - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☒
11. Complete Construction Questionnaire, including name of tenant, if applicable ☒  
mailed out 09-11-16-15 not returned
12. Provide EMF brochure, if requested ☒
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) R. McCall R. J. McCall ☒

EXHIBIT "A"

A 4.556 ACRE TRACT OF LAND SITUATED IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 12 NORTH, RANGE 11 WEST OF THE 2ND PRINCIPAL MERIDIAN, EDGAR COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN LAST WILL AND TESTAMENT TO THE ESTATE OF J. MICHAEL DUNLAP, RECORDED IN CAUSE NO. 2015-P-45 OF THE COURT RECORDS OF EDGAR COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A POINT IN THE NORTH LINE OF SAID NORTH 1/2, FROM WHICH A BENT 3/4-INCH IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID NORTH 1/2 BEARS SOUTH 88 DEGREES 28 MINUTES 36 SECONDS WEST, A DISTANCE OF 22.76 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1029454.21, E:1193537.47;

**THENCE** NORTH 88 DEGREES 28 MINUTES 36 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 150.01 FEET TO A POINT FOR CORNER;

**THENCE** SOUTH 00 DEGREES 49 MINUTES 30 SECONDS EAST, LEAVING SAID NORTH LINE, A DISTANCE OF 980.37 FEET TO A POINT FOR CORNER;

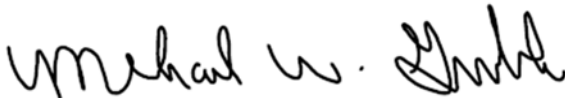
**THENCE** SOUTH 00 DEGREES 29 MINUTES 09 SECONDS WEST, A DISTANCE OF 343.18 FEET TO A POINT FOR CORNER IN THE SOUTH LINE OF SAID NORTH 1/2, FROM WHICH A 3/4-INCH IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID NORTH 1/2 BEARS NORTH 60 DEGREES 14 MINUTES 03 SECONDS EAST, A DISTANCE OF 2,796.39 FEET;

**THENCE** SOUTH 88 DEGREES 46 MINUTES 39 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 150.07 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 00 DEGREES 29 MINUTES 09 SECONDS EAST, LEAVING SAID SOUTH LINE, A DISTANCE OF 345.94 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 00 DEGREES 49 MINUTES 30 SECONDS WEST, A DISTANCE OF 976.82 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 198,473 SQUARE FEET OR 4.556 ACRES OF LAND, MORE OR LESS.

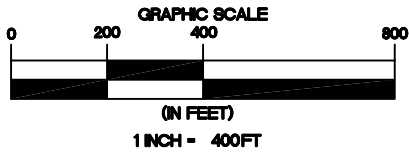
BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), EAST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



MICHAEL W. GERBERICK  
PROFESSIONAL LAND SURVEYOR  
REGISTRATION NO. 035-002683  
STATE OF ILLINOIS PROFESSIONAL  
DESIGN FIRM LICENSE NO. 184.006475

DATE: 11/13/2015





# EXHIBIT "A"

ATXI Exhibit 2.3 Part DD

Page 4 of 5

TRACT II  
DENNIS L. DUNLAP,  
LIFE ESTATE  
AND  
SCOTT J. DUNLAP  
DOCUMENT NO. 201200001390  
D.R.E.C.I.  
AND  
SCOTT DUNLAP  
DOCUMENT NO. 201200000077  
D.R.E.C.I.  
A\_ILRP\_KS\_ED\_146

TRACT  
DENNIS L. DUNLAP,  
LIFE ESTATE  
AND  
SCOTT J. DUNLAP  
DOCUMENT NO. 201200001390  
D.R.E.C.I.  
AND  
SCOTT DUNLAP  
DOCUMENT NO. 201200000077  
D.R.E.C.I.  
A\_ILRP\_KS\_ED\_147

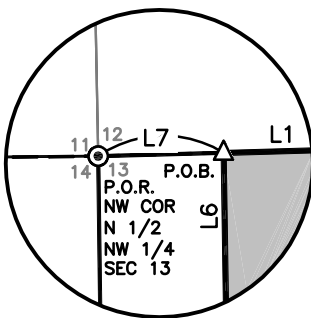
P.O.B.  
SEE DETAIL "A"  
GRID COORDINATES  
N:1029454.21  
E:1193537.47

SECTION LINE 100 N SECTION LINE

E TERRE HAUTE ROAD



DETAIL "A"



(NOT TO SCALE)

PROPOSED 150'  
WIDE EASEMENT  
4.556 ACRES  
(198,473 S.F.)

JANELLE M. DEBLOIS, TRUSTEE OF TRUST SET  
FORTH IN ARTICLE IV OF THE LAST WILL AND  
TESTAMENT OF WILLIAM A. MCCULLEY  
CAUSE NO. 2012-P-32  
C.R.E.C.I.  
AND  
MICHAEL PARSONS, TRUSTEE OF TRUST SET  
FORTH IN ARTICLE IV OF THE LAST WILL AND  
TESTAMENT OF DORIS E. MCCULLEY  
CAUSE NO. 2009-P-48  
C.R.E.C.I.  
A\_ILRP\_KS\_ED\_150

SECTION 13  
TOWNSHIP 12N  
RANGE 11W

THE ESTATE OF J. MICHAEL DUNLAP  
CAUSE NO. 2015-P-45  
C.R.E.C.I.  
A\_ILRP\_KS\_ED\_148

N60°14'03"E 2796.39'  
P.O.R.-3/4" IRON PIPE FOUND  
NE COR N 1/2 NW 1/4 SEC 13

JANELLE M. DEBLOIS, TRUSTEE OF TRUST SET  
FORTH IN ARTICLE IV OF THE LAST WILL AND  
TESTAMENT OF WILLIAM A. MCCULLEY  
CAUSE NO. 2012-P-32  
C.R.E.C.I.  
AND  
MICHAEL PARSONS, TRUSTEE OF TRUST SET  
FORTH IN ARTICLE IV OF THE LAST WILL AND  
TESTAMENT OF DORIS E. MCCULLEY  
CAUSE NO. 2009-P-48  
C.R.E.C.I.  
A\_ILRP\_KS\_ED\_149  
A\_ILRP\_KS\_ED\_152

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N88°28'36"E	150.01'
L2	S00°49'30"E	980.37'
L3	S00°29'09"W	343.18'
L4	S88°46'39"W	150.07'
L5	N00°29'09"E	345.94'
L6	N00°49'30"W	976.82'
L7	S88°28'36"W	22.76'

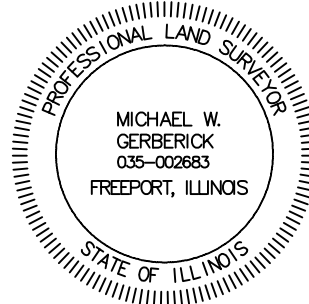
COUNTY HIGHWAY 5

## LEGEND

C.R.E.C.I. COURT RECORDS  
EDGAR COUNTY, ILLINOIS  
D.R.E.C.I. DEED RECORDS  
EDGAR COUNTY, ILLINOIS  
P.O.B. POINT OF BEGINNING  
P.O.R. POINT OF REFERENCE  
BENT 3/4" IRON PIPE FOUND  
CALCULATED POINT

2 1  
11 12  
TYPICAL SECTION CORNER

TRACT LINE  
SECTION LINE  
SUBJECT PROPERTY LINE  
PROPERTY LINE  
PROPOSED EASEMENT CENTERLINE  
PROPOSED EASEMENT



Michael W. Gerberick

MICHAEL W. GERBERICK  
PROFESSIONAL LAND SURVEYOR  
NO. 035-002683 - STATE OF ILLINOIS  
PROFESSIONAL DESIGN FIRM  
LICENSE NO. 184.006475 - STATE OF ILLINOIS

## NOTES:

1. THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
2. REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS  
JOB NUMBER: 32359  
DATE: 11/13/2015  
SCALE: 1"=400'  
TRACT ID: A\_ILRP\_KS\_ED\_148  
DRAWN BY: JC



150' TRANSMISSION  
LINE EASEMENT  
SUGAR CREEK TO KANSAS  
SECTION 13, TOWNSHIP 12 NORTH, RANGE 11 WEST  
OF THE 2ND PRINCIPAL MERIDIAN  
EDGAR COUNTY, ILLINOIS



Tax Id: 04-24-13-100-001

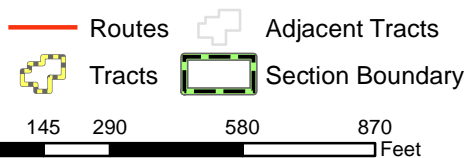


## Ameren - Illinois Rivers



Contract Land Staff, LLC  
2245 Texas Drive, Suite 200  
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



J. Michael Dunlap

Tract No.:A\_ILRP\_KS\_ED\_148

Date: 11/17/2015